

BUSINESS SALE  
WATER MILL WINE & SPIRITS  
760 MONTAUK HWY, WATER MILL

# Water Mill Wine & Spirits

Rare Hamptons Off-Premise License Business At A Signalized Corner



COMPASS  
COMMERCIAL



**Turnkey Business Sale In A Core Hamptons Retail Corridor** – Water Mill Wine & Spirits is being offered as a going-concern acquisition, delivering a ready-to-operate wine & spirits retail platform with established branding, operating systems, vendor relationships, and an existing local and seasonal customer base. Operating financials will be shared separately upon qualified interest.

**Signalized Corner Presence Within A High-Activation Retail Destination** – The business is positioned at a highly visible traffic-light intersection within one of Water Mill's most active shopping environments. The center is anchored by **154 parking spaces** - one of the largest parking fields in the Hamptons - plus **9 Tesla Superchargers**, driving steady daily visitation and repeat trips. Spanning approximately **3.65 acres**, the site functions as a true convenience-and-destination hub, further amplified by immediate adjacency to a newly developed, fully sold-out 38-unit luxury townhome community, which adds a built-in, year-round customer base and ongoing neighborhood density.

**End-Cap Retail Space With Abundant Natural Light** – The store occupies an end-cap position within the shopping center, amplifying frontage and visibility. The premises total **1,880sf** and feature **southern window exposure**, creating a bright, premium retail environment well-suited for curated displays, gifting, and high-margin merchandising.

**Streamlined, Modern Retail Operations With Growth Upside** – The business is organized for efficient day-to-day management with established purchasing/vendor channels, inventory and merchandising systems, and a customer-forward retail setup that can be further expanded through hospitality relationships, private client outreach, and enhanced seasonal marketing.

**Off-Premise Liquor License Advantage** – The offering includes an off-premise retail license, meaning alcohol is sold for consumption off the premises (i.e., packaged goods to-go), as opposed to an on-premise bar/restaurant license where alcohol is served for on-site consumption. In the Hamptons, these off-premise licenses are limited and difficult to replicate, creating a meaningful barrier to entry and long-term value for operators.

**Offering Structure** –

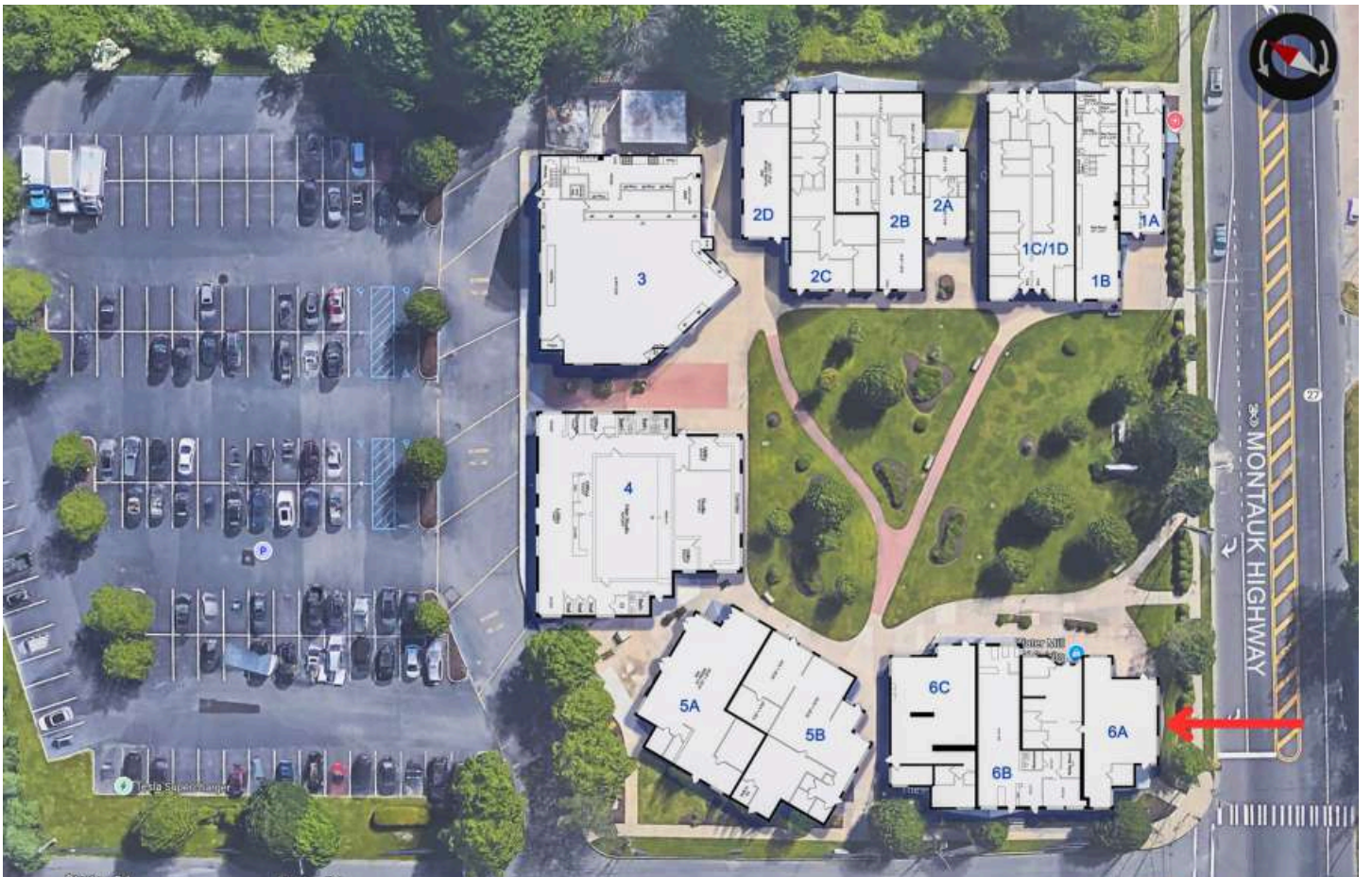
Offer Price: \$895,000 Key Money plus Inventory Cost

**Inquire with the Hamptons Commercial RE Team for additional transaction details.**

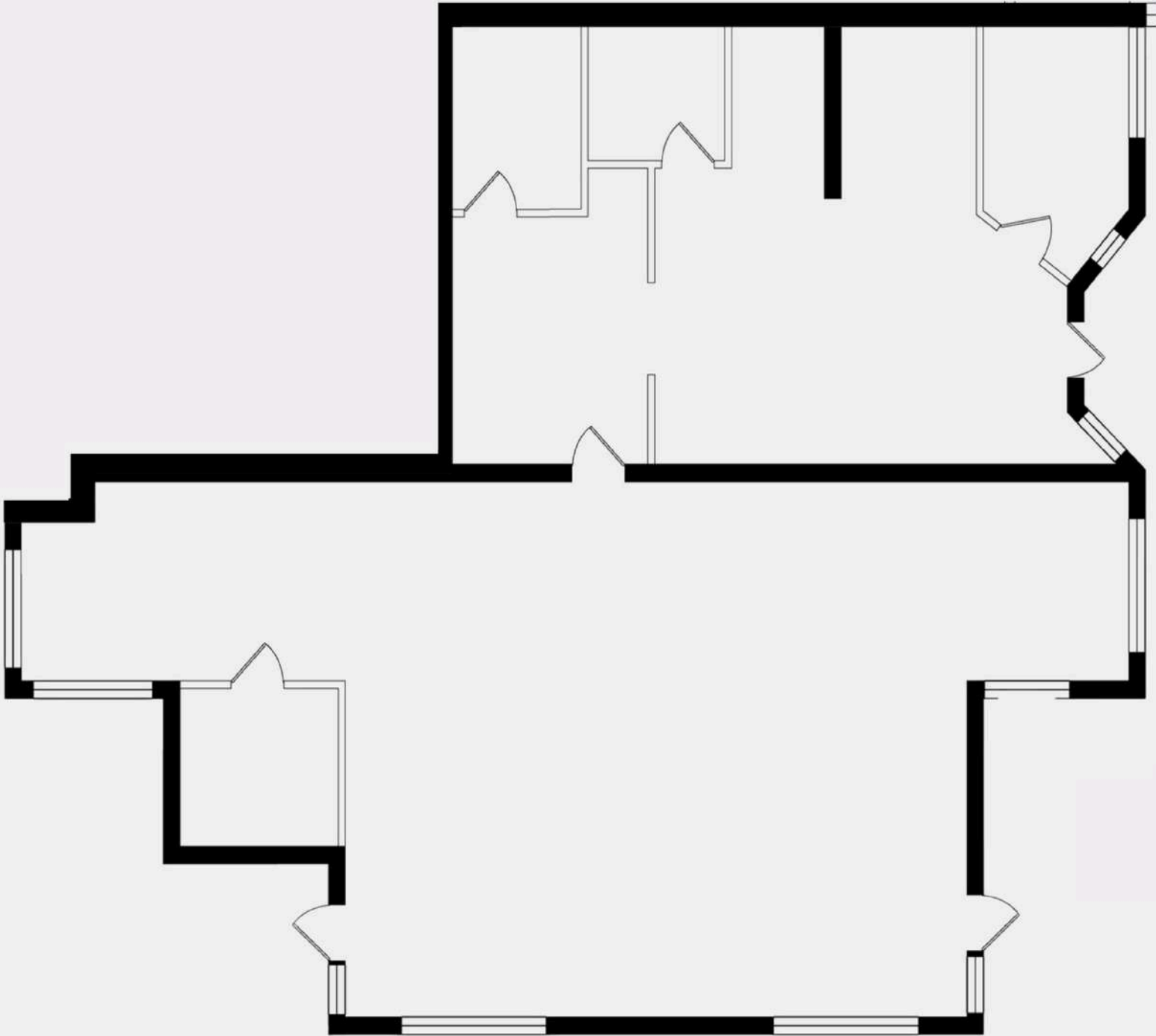








## Building 6 Unit A



Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**

**Apprx SqFt:  
1,880**



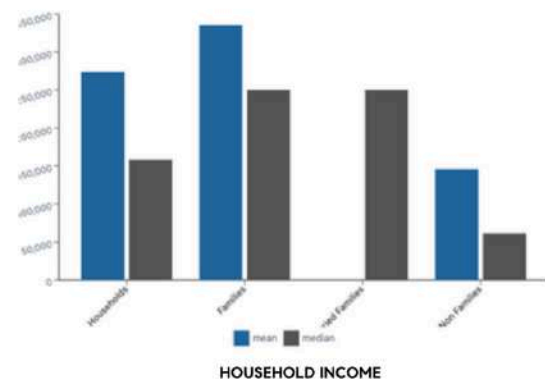
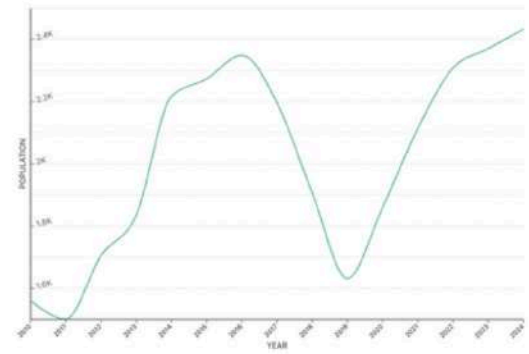
# WATER MILL

Water Mill is a hamlet in the Town of Southampton, NY, just 88 miles east of Manhattan. It was originally settled in 1644 after Edward Howell installed a mill for settlers to grind their grain into meal. It is the only hamlet in the Hamptons that has a working water mill and wind mill!

As of 2024, Water Mill has a population of 2,433, with an average household income of \$273,551. Water Mill's population is currently increasing by 2.66% annually, and its population has increased by 30.81% since the previous 2020 census.

Water Mill is a perfect showcase of classic Hamptons charm. Its extensive history has been preserved in landmarks such as the Water Mill Museum and Corwith Windmill, and the expanse of scenic countryside farms and open fields enhances its timeless appeal. Additionally, the area boasts a lively art scene, home to the renowned Parrish Art Museum and The Watermill Center.

Water Mill is home to a variety of locally owned farm stands, such as The Milk Pail and Green Thumb, which offer seasonal produce, homemade baked goods, and fresh flowers, amongst other provisions. Restaurant options range to suit a variety of tastes-- Bistro Été is popular for their farm-to-table approach, whereas Suki Zuki brings traditional Japanese cuisine to the East End.



## PARKS

## ACCOMODATION

## ATTRACTIONS

## SHOPPING

- Water Mill Preserve
- Nova's Ark Project
- Water Mill Beach
- Ocean Road Beach
- Flying Point Beach

- Shou Sugi Ban House
- Head of Pond House
- Capri Hotel

- Parrish Art Museum
- Duck Walk Vineyards
- Hank's Pumpkintown
- Mecox Bay Dairy
- Water Mill Museum

- The Shoppes at Water Mill
- Bridgehampton Commons
- Current Home Hamptons

# COMPASS COMMERCIAL



Water Mill  
Wine & Spirits



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ADVISORY TEAM